

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD JUNE 11, 2015

A regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on June 11, 2015 at 6:30 p.m., at Dancing Willows Club House, 11893 West Long Circle, Littleton, CO. 80127

ATTENDANCE

The regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors were present:

Susan Root
Nancy Carson
William Anderson
Bobby Thomas

Also present :

Sue Blair; Community Resource Services,
Greg Root
Bill Clore
Jim Wilson

CALL TO ORDER

Meeting called to order at 6:30 p.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

None.

CONSENT AGENDA

Agenda: Two additional items were added to the Agenda: Discussion regarding the retaining walls; and the Senior Resort Lifestyle development.

Minutes: Review and Approve Minutes of the Special Meeting held March 26, 2015 and Work Sessions held May 12, 2015 and June 3, 2015.

Financial Items: Ratification/Approval of Payment of Claims and approval of Financial Statements for Period Ending May 31, 2015.

RECORD OF PROCEEDINGS

Pergolas: Ratify Proposal from Riber Company to Stain Pergolas

Foothills P&R: Ratify Release Form to Foothills Park and Recreation District – Beautification Day

Parking Signs: Ratify Proposal from Precision Signs to Install Parking Signs

Tri-County Towing: Ratify Agreement with Tri-County Towing

Landscaping: Ratify Additional Landscaping Contract

Director Anderson moved that the Board approve all actions on the Consent Agenda. Upon second by Director Carson, vote was taken and motion carried unanimously.

REFUNDING

The Board discussed the underwriting agreement with George K.Baum. After discussion, Director Carson moved that the Board approve the agreement, subject to clarification of the scope of services, work product, and cost to the District should the Board decide not to move forward with the refunding. Upon second by Director Anderson, vote was taken and motion carried unanimously.

20-YEAR FINANCIAL AND CAPITAL IMPROVEMENTS PLAN

Ms. Blair reiterated that the financial and capital improvements plan will continue to be modified with comments and suggestions by the Board, and that it is a working document and management tool for the Board. Director Carson thanked Ms. Blair for the documents.

PARKING MATTERS

Director Anderson reviewed the steps to complete parking enforcement.

1. Director Anderson moved that the Board approve the parking rules as presented. Upon second by Director Thomas, vote was taken and motion carried unanimously.
2. The Parking Regulations will be posted on the District's website. CRS will coordinate the posting.
3. Director Carson moved to approve Tri-County Towing.

RECORD OF PROCEEDINGS

Upon second by Director Thomas, vote was taken and motion carried unanimously.

- Residents are to call any of the Board members if they see a violation.
- Only Board members will post notices on vehicles.
- The Board member issuing the notice will email the rest of the Board and CRS of the incident.
- CRS will maintain a towing log for the District, which cost will be absorbed under the monthly capped amount charged by CRS.
- Towing company will provide as many signs as needed. They will be posted under the District's parking signage on the same post – but not on all parking sign posts. Signs will be posted at the entranceways into Dancing Willows, as well as throughout the community.
- Ms. Blair will contact Tri-County to have them add the District as an additional insured.
- Only Board Members are authorized to request a tow.
- The violation notice to be used is the one drafted by Director Root and approved by the Board. Chairman Root will research the cost of a two-part form.
- Enforcement will begin July 1, 2015.
- A notice regarding parking enforcement will be sent through the Fun Squad. Director Carson will contact the Fun Squad.
- HOAs will be notified through Stillwater Community Management.

RECORD OF PROCEEDINGS

CLUBHOUSE MGMT/ MAINTENANCE/ INSPECTIONS COMMITTEE

Director Root suggested that a committee be formed to assist with clubhouse maintenance and inspections. CRS currently is handling the reservations, deposits, and refunds when the clubhouse is rented. The Board agreed that a committee was a great idea. Directors Carson and Root volunteered for the Clubhouse Committee. Director Carson will ask the Fun Squad to announce a call for volunteers to serve on the Committee.

SNOW REMOVAL

Director Anderson reported that he drafted a joint agreement between the Patio Home HOA, the Town Home HOA, and the District for the removal of snow from sidewalks. Attorneys for the District and the HOAs modified the agreement slightly. Stillwater Community Management will contract with a contractor who will be responsible for removing snow based upon a 4 inch or more depth or as directed by Stillwater. Each entity is responsible for the costs in the areas of their responsibility based upon the following percentages:

Patio Homes	34.7%
Town Homes	51.7%
District	13.6%

Director Anderson moved that the Board approve the agreement. Upon second by Director Thomas, vote was taken and motion carried. Ms. Blair will get the final version of the contract to Chairman Root for execution.

SDA WORKSHOP

Chairman Root asked if any of the Board wanted to attend the SDA Workshop. Director Thomas stated he would not recommend it.

MONUMENT REPLACEMENT

Ms. Blair reported that a proposal was received from Precision Sign Company for replacement of the District's monuments in the amount of \$31,365.00. Signarama's proposal was for \$32,846.00. Discussion ensued regarding which proposal to approve, as Signarama had spent a lot of time developing plans on behalf of the District over the last few years. Director Anderson felt strongly that Signarama should receive the work. However, the representative from Signarama is now working at Precision, and Director Thomas has built a strong relationship with her. Director Carson stated that with the 20-year plan in place and an assurance that refinancing is an option, she would

RECORD OF PROCEEDINGS

be in favor of replacing the monuments as an overwhelming majority of residents who attend the Board meetings want the monuments replaced. Director Thomas moved that the Board approve the proposal from Precision of \$31,365, with an allowance for any unforeseen conditions or issues that may arise, for a total not to exceed \$35,000. Upon second by Director Carson, vote was taken and motion carried, with Director Anderson abstaining. Director Thomas stated that the proposal does not include permitting or plan costs.

UPPER AREA 3

Director Anderson reported that Remington has replaced the defective curbs. Remington will be milling the 3 Taft streets in September. They have been battling the wet weather. In addition, Remington will be filling the large pothole. Director Thomas stated that the Board should look toward a long-term solution, such as installation of a swell pan.

FOOTHILLS

Chairman Root reported that Foothills Park and Recreation District send an application to "Adopt a Park". Director Carson will contact the Fun Squad for volunteers to serve on this committee.

APPOINTMENT OF DIRECTOR

Chairman Root reported that Robert Faiks attended last week's work session and has applied to serve on the Board. No other resumes were received.

Director Root moved that the Board appoint Robert Faiks to the term previously held by Bob Vaninger. Upon second by Director Carson, discussion ensued. Directors voiced their support and concerns regarding the appointment of Mr. Faiks to the Board.

Chairman Root called for the vote. Vote was taken and motion passed with 3 in favor and 1 against. Chairman Root will administer Mr. Faiks Oath of Office and finalize the Certificate of Appointment.

SDA CONFERENCE

Ms. Blair stated that the SDA conference will be held in Keystone on September 23-25, 2015. Directors Carson, Anderson and Thomas will be attending. Chairman Root will check her calendar and confirm her attendance with Ms. Blair. CRS will make reservations for the Board (room and conference).

RECORD OF PROCEEDINGS

RESORT LIFESTYLE COMMUNITIES

Director Thomas asked for the Board's approval of sending a letter to Jefferson County stating that the Board endorses the use planned for that property. Director Thomas moved that the letter of support be sent. Upon second by Director Anderson, vote was taken and motion carried. Ms. Blair will draft the letter and obtain Chairman Root's signature.

RETAINING WALLS

Directors Anderson and Thomas updated the Board on the status of negotiations between the County and West Bowles Church. Ms. Blair filed a complaint on behalf of the District. Ownership of the retaining walls will be verified. Since Tract G (where the retaining walls are constructed) was accepted by the District, there is an assumption that all improvements on that Tract G are owned by the District. Ms. Blair will research county records and work with District counsel to determine ownership, if necessary. The sketched drawings obtained from the Church's engineer show the water draining into a detention pond, which, in turn, if flooded will slow into a wetlands area. The District residents have complained about the smell of stagnant water in this pond. Putting more water into it, will cause additional problems. The Corps of Engineers is not requiring that the cattails and willows be removed from the pond – both will soak up water. Mr. Anderson met with Foothills representatives regarding the proposed drainage diversion to the detention pond, and the problem with additional water running into the Foothills pond. Mr. Clore stated that it is his opinion that the County be encouraged to move forward with legal action to assess a fine against the Church for their lack of resolution of this problem. Director Anderson stated that the Church was to respond by December 31, 2014 with its proposed resolution to the drainage issue. No response occurred. The Church is not interested in sitting down with the District until its plans are approved by Jeffco. Then, maybe they will consider additional improvements which can be paid by the District. This is not acceptable to the District Board. A committee will be formed including Directors Anderson and Thomas, Bob Clore and Bob McCarrick. The Committee will draft a letter stating how disappointed the District and HOA are with the lack of response and resolution of this issue. Ms. Blair will contact the County on Monday for a response to the District's complaint. Also, it is assumed that the drainage from the parking lot is in violation of Stormwater Regulations.

RECORD OF PROCEEDINGS

STREET COMMITTEE

Director Thomas stated he has received homeowner requests regarding the street issues on Union, which repairs are addressed in the capital improvements plan.

POOL COMMITTEE

Director Anderson reported that he has permanently fixed the gate using larger bolts. The pool cover is now in storage. Chairman Root asked that the entire Board could receive keys to the pool storage. Mr. Greg Root reported that half empty bottles of anti-freeze were left out by the pool last week and were a safety hazard. Director Anderson removed them and contacted the pool company. Director Anderson suggested that, in the future, the Board consider periodically changing the locks and issuing new keys to homeowners.

Director Anderson offered to assist with purchases for the District so that the District's tax exempt status can be utilized, thereby, reducing costs to the District. Chairman Root will contact Carol Swomley regarding the District's tax exempt status and Director Anderson's offer.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,



Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL
JUNE 11, 2015 SPECIAL MEETING MINUTES OF THE DANCING
WILLOWS METROPOLITAN DISTRICT BY THE BOARD OF
DIRECTORS.